

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- March 22, 1967

Appeal No. 9116      Parkland Manor, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Samuel Scrivener, Jr. absent, the following Order was entered at the meeting of the Board on March 28, 1967.

EFFECTIVE DATE OF ORDER - Oct. 13, 1967

ORDERED:

That the appeal for permission to establish a community center building (Washington Welfare Association) at 3310 - 18th Street, SE., lot 35, square 5901, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-5-A District.
- (2) The property is improved with a twelve (12) unit apartment building.
- (3) It is proposed to contribute rent-free in the basement to the Washington Welfare Association, which administers a community organization program for the Southeast area.
- (4) The space will be used to house, as office space for advisors operating a community organization neighborhood development program. Workers would leave from this office to go in the field and contact people and meetings would be held in the space but would be limited to staff workers and an occasional visitor.
- (5) The office will operate during the hours 9:00 a.m. to 6:00 p.m. five days a week.
- (6) By letter dated March 21, 1967, Cafritz Realtors' General Operations Manager states: "I am authorized to state, on behalf of the owners of Parkland Manor, Inc. that in our judgment the continued use of these premises as office space for the Antipoverty Program in Southeast Washington will be of benefit to all of the residents in the area and that this use will be in no manner interfere with the primary use as apartment dwellings of the buildings in which those offices are contained."

(7) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

IT IS OUR opinion that the proposed use is a "community center" as that term is defined in the Zoning Regulations and is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

The Board's approval of the use of these premises as a community center building is effective for a period of two (2) years.